

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

**10-0 -1743**  
**Z-10-26**  
Date Filed: 9-9-2010

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3459 Roxboro Road, N.E.** be changed from the R-3 (Single Family Residential) District to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 9, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

E-10-26

#### LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 9 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at intersection of the northern right-of-way of Roxboro Road and the western right-of-way of Roxboro Circle and running thence in a westerly direction 355.93 feet along the northern right-of-way of Roxboro Road to a point, said point being the TRUE POINT OF BEGINNING; thence along the northern right-of-way of Roxboro Road a curve to the right with a radius of 444.55 feet, an arc distance of 74.61 feet, the chord of which bears north 59 degrees 47 minutes 29 seconds west, a chord distance of 74.52 feet to a point; thence departing said right-of-way north 31 degrees 11 minutes 57 seconds east 313.02 feet to a point; thence south 74 degrees 21 minutes 30 seconds east 45.99 feet to a point; thence south 25 degrees 52 minutes 27 seconds west 325.47 feet to the said point being TRUE POINT OF BEGINNING;

Said tract or parcel of land containing 0.43 acres ( Being 19,104 square feet) including all or any easements.

19,104  
0.43  
ACRES